

EXHIBIT C

Summary of Claims by Estate (Both Scheduled Claims and Filed Proofs of Claim)

85 Flatbush - Claims

	RHO Hotel LLC	20-23281	
	Entity	Amount	Notes
Secured Claims	TH Holdco LLC	\$85,158,815.99	Scheduled \$70,000,000; Claim No. 3 \$85,158,815.99
			Does not include post-petition accruals of over \$22 million
	Total	\$85,158,815.99	
Chapter 11 Post Petition Admin Claims and Priority Claims	NY State Tax Dept	\$91,872.96	Claim No. 7-5
	NY State Tax Dept	\$635,682.55	Claim No. 1-3
	Professional Fees	\$398,654.32	Per Debtors' 3/30/22 DS. There may be add'l professional fees asserted.
	NYS Dept of Labor	\$0.00	Claim No. 2, filed under sec. 507(a) "in the event future liabilities become due"
	Total	\$1,126,209.83	
Unsecured Claims	BSPRT CRE Finance	\$20,000.00	Per amended proof of claim to be filed by BSPRT/Benefit Street
	Benefit Street Partners Realty Operating	\$0.00	Per amended proof of claim to be filed by BSPRT/Benefit Street
	Signature Bank	\$337,797.00	
	Simon's Industrial Supply	\$32,810.25	Scheduled \$33,821.48; Claim No. 4 \$32,810.25
	NY State Tax Dept	\$74,957.75	Claim No. 1-3
	4 Sylvan Way LLC	\$83,333.00	Insider claim per Debtors' counsel.
	AC Elite Steel Inc.	\$435.50	
	ADP, LLC	\$3,219.67	
	Aflac Worldwide Headquart	\$1,069.56	
	Air Aroma USA Dist LLC	\$6,529.86	
	Anya's Licorice Inc.	\$694.69	
	Backstage AS	\$4,000.00	
	BP Environmental Services	\$11,000.00	
	C&A Marketing Inc.	\$33,333.00	*Creditor also scheduled in Mezz case at higher amt. of \$333,000; Insider claim per Debtors' counsel
	Cashier Depot Corp.	\$133.89	
	Chaim Hager	\$83,333.00	Insider claim per Debtors' counsel.
	Champion Combustion	\$666.86	
	Chatham Hedging Adviors	\$195.00	
	Cheskiel Berkowitz	\$83,333.00	Insider claim per Debtors' counsel.
	Comfort Bedding	\$729.46	
	Con Edison	\$144,699.91	
	Croker Fire Drill Corpora	\$148.86	
	CSC	\$6,915.95	
	Duetto Research Inc.	\$31,076.94	
	Dura-Lift Inc.	\$29,259.12	
	EEMD INC.	\$5,040.00	
	Enercon Technical Service	\$14,139.11	

	FedEx	\$183.19	
	First Insurance Funding	\$5,811.92	
	George Kenedy LLC	\$5,000.00	
	Greater Shield	\$369,452.62	
	Green & White Boutique	\$16,344.78	
	GuestTek Interactive	\$11,468.58	
	Harbor Linen	\$4,054.08	
	Hardvard Stars Inc.	\$2,024.75	
	Herman Rubin	\$33,333.00	Insider claim per Debtors' counsel.
	Hotels By Day, LLC	\$146.57	
	House of Kooser	\$18,142.41	
	ID Cleaners & Carpeting	\$4,355.00	
	IRS	\$0.00	
	Jacob Rubin	\$83,333.00	Insider claim per Debtors' counsel.
	John Mini Distinctive	\$2,995.44	
	M3 ACCOUNTTING + ANALYTIC	\$1,011.15	
	M6iT Consulting	\$9,211.68	
	Manhattan Beer Distributo	\$7,183.80	
	MR Linen Services LLC	\$1,344.75	
	National Grid	\$12,607.31	
	NY STATE DEPT. OF FINANCE	\$0.00	For notice purposes
	NYC DEPT. OF FINANCE	\$239,724.12	Note: Prepetition portion only, Debtors advise that pre and postpetition portions exceed \$1,620,000.
	NYS Sales Tax Processing	\$140,807.02	
	Oracle America, Inc.	\$20,824.84	
	Personnel Concepts	\$88.90	
	Power Pro NY	\$517.16	
	Premium Pest Control	\$3,135.60	
	Protel Voice Data	\$811.11	
	Purchase Power	\$1,778.34	
	Rightway Restoration LLC	\$34,297.80	
	Rise Elevator Inspections	\$1,790.00	
	SAVECOM	\$6,646.86	
	T-Y Group, LLC	\$5,389.32	
	The New York Times	\$288.00	
	The Regency Group	\$3,881.41	
	TimePayment Corp	\$327.98	
	Toys For You Inc.	\$66,666.00	Insider claim per Debtors' counsel.
	Traore Cleaning LLC	\$11,812.95	
	Travel Media Group	\$3,625.00	
	TravelClick Inc.	\$21,050.46	
	Wolf Gordon	\$2,579.15	
	Total	\$2,162,897.43	

RHO Residential		20-23282	
	Entity	Amount	Notes
Secured Claims	TH Holdco LLC	\$85,158,815.99	Scheduled \$70,000,000; Claim No. 1 \$85,158,815.99
			Does not include post-petition accruals of over \$22 million.
	Total	\$85,158,815.99	
Chapter 11 Post Petition Admin Claims	Professional Fees	\$398,654.32	Per Debtors' 3/30/22 DS. There may be add'l professional fees asserted.
	Total	\$398,654.32	
Unsecured Claims	BSPRT CRE Finance LLC	\$0.00	Per amended proof of claim to be filed by BSPRT/Benefit Street
	Benefit Street Partners Realty Operating	\$0.00	Per amended proof of claim to be filed by BSPRT/Benefit Street
	4 Sylvan Way LLC	\$83,333.00	Insider claim per Debtors' counsel.
	Akiva Hersh Klein	\$333,333.00	Insider claim per Debtors' counsel.
	Chaim Hager	\$83,333.00	Insider claim per Debtors' counsel.
	Cheskiel Berkowitz	\$83,333.00	Insider claim per Debtors' counsel.
	Con Edison	\$0.00	Unknown/disputed
	Herman Rubin	\$33,333.00	Insider claim per Debtors' counsel.
	IRS	\$0.00	For notice purposes
	Jacob Rubin	\$83,333.00	Insider claim per Debtors' counsel.
	National Grid	\$0.00	Unknown/disputed
	NY Dept of Finance	\$0.00	For notice purposes
	NY Dept of Finance	\$0.00	For notice purposes
	Toys for You Inc.	\$66,666.00	Insider claim per Debtors' counsel.
	Total	\$766,664.00	

RHO Mezz		20-23280	
	Entity	Amount	Notes
Secured Claims	85 Flatbush Mezz LLC	\$7,787,500.00	Scheduled \$6,000,000; Claim No. 5 \$7,787,500
	New York City Dept of Finance	\$111.90	Claim No. 11
	Total	\$7,787,611.90	
Chapter 11 Post Petition Admin Claims and Priority Claims	New York City Dept of Finance	\$1,119,193.86	Claim No. 14
	Professional Fees	\$398,654.32	Per Debtors' 3/30/22 DS. There may be add'l professional fees asserted.
	Total	\$1,517,848.18	

Unsecured Claims	National Grid	\$38,588.94	Claim No. 2; Per Debtors' counsel, Debtors are waiting for an update to see which, if any, accounts belong to Hotel or Residential.
	John Mini Distinctive Landscapes	\$4,118.73	Per Debtors' counsel, Claim No. 4 is a duplicate of Claim No. 3 and should be reclassified to Hotel.
	Corporation Service Company	\$1,145.59	Claim No. 6; Per Debtors' counsel and documentation attached to the proof of claim, Claim No. 6 reflects \$171.59 is owed by Mezz, \$487 is owed by Hotel, and \$487 is owed by Residential.
	Mariel A. Colon Miro	\$0.00	Claim No. 7; Per Debtors' counsel, Claim No. 7 should be reclassified to Residential.
	EEMD Inc.	\$9,821.95	Claim No. 8; Per Debtors' counsel and documentation attached to the proof of claim, Claim No. 8 should be reclassified to Hotel.
	Office of Admin Trials	\$30,600.00	Claim No. 12; Per Debtors' counsel and documentation attached to the proof of claim, Claim No. 12 should be reclassified to Hotel.
	Manhattan Beer Dist.	\$6,686.65	Claim No. 13; Per Debtors' counsel and documentation attached to the proof of claim, Claim No. 13 should be reclassified to Hotel.
	Con Edison	\$265,333.77	Scheduled \$144,699.91; Claim No. 1 \$265,333.77; Per Debtors' counsel, Debtors are waiting for an update to see which, if any, accounts belong to Hotel or Residential.
	Green & White Boutique	\$10,367.69	Claim No. 9; Per Debtors' counsel, the filed claim references an unrelated debtor (Hotel Indigo) and may be objected to on that basis.
	Oracle America	\$33,570.56	Claim No. 10; Per Debtors' counsel, the filed claim references an unrelated debtor (Solstice Marketing Concepts LLC) and may be objected to on that basis.
	4 Sylvan Way LLC	\$83,333.00	Insider claim per Debtors' counsel.
	C&A Marketing Inc.	\$333,000.00	*Also scheduled in Hotel case at lower amount of \$33,333.00; Insider claim per Debtors' counsel.
	Chaim Hager	\$83,333.00	Insider claim per Debtors' counsel.
	Cheskiel Berkowitz	\$83,333.00	Insider claim per Debtors' counsel.
	Herman Rubin	\$33,333.00	Insider claim per Debtors' counsel.
	IRS	\$0.00	For notice purposes
	Jacob Rubin	\$83,333.00	Insider claim per Debtors' counsel.
	NYC Dept of Finance	\$0.00	For notice purposes
	Toys For You Inc	\$66,666.00	Insider claim per Debtors' counsel.
	Total	\$1,166,564.88	